



## Aaron's Bid

**\$218,495**

### Direct Job Costs

**\$153,974**

This includes the total cost of all materials and labor for your project and assumes your contractor is responsible for ordering and purchasing and installing all materials, fixtures and fittings and sourcing and managing all skilled labor.

### General Requirements

**\$36,674**

This includes mandatory insurances, important material, site and property protections and project management and site supervision costs as a carefully considered mix of full-time job caption and part-time principal and administrator.

### Subtotal Job Costs

**\$190,648**

This is equal to the sum of Direct Job Costs & General Requirements

### Contractor Overhead & Profit

**\$28,597**

This represents the cost incurred to your contractor's business in the service of your home renovation project plus a fair financial incentive as per Bolster's guidelines.

### Smart Bid Refund

**\$750**

This represents your refund for purchasing a bid from a Bolster Contractor.

### Total Job Cost

**\$218,495**

This represents the total cost to deliver your project

## Section summary

### Section

**Total**

Master Bathroom

**\$54,220**

Hall Bathroom

**\$33,913**

## Section summary (cont'd)

Section	Total
Soffits, Crown Molding & cove lighting	\$6,254
Electrical	\$10,539
Drywall & Plaster	\$8,239
Fireplace Millwork	\$4,534
Master Bedroom Built-In	\$7,155
Interior Doors and Casing	\$8,176
Interior Base Molding & decorative Trim	\$6,195
Wood Flooring	\$3,317
Painting	\$8,561
Window Replacement	\$2,471
Final Cleanup	\$400
General Requirements	\$36,674
Contractor Overhead & Profit	\$28,597

## Full bid breakdown

Master Bathroom	\$54,220
Demolition and removal of existing master bathroom down to framing or concrete surface	\$3,210
Supply and install steel framing with wood doug fir blocking as per plans . Shower curb to be framed with doug fir	\$535
Supply and install pocket door and hardware as per plans	\$803
Supply and install lead or vinyl pan as per plans	\$1,445
Supply and install rough plumbing as per plans. All supply lines and waste lines are to be replaced back to risers. Supply and install new ball valves on supply lines	\$12,626
Supply and install rough electrical as per plans. Electrical fixtures are to be direct replacement . Does not include replacing wiring back to panel.	\$4,815
Supply and install R-13 or R19 insulation on exterior wall and ceiling if applicable	\$535
Supply and install 1/2" cementuous wall board on wet walls and 1/2" moisture resistant sheetrock on walls and ceiling	\$3,317
Apply a level 5 plaster finish to walls and ceiling. Sand and polish	n/a
Supply and install mud floor and pan. Latictete waterproof membrane over mud floor and on wet walls	\$1,391
Supply and install natural stone tile floor 60 sq ft tile on a square or running bond pattern complete with grout.	\$1,819
Supply and install 275 sq ft. stone or glass subway tiles on wall from floor to ceiling as per plans. Does not include wall with pocket door	\$3,531
Supply and install grout throughout	n/a
All grout is to be sealed with a premium brand sealer	\$412
Supply and install 3/8" frameless shower doors as per plans. Hardware to be selected	\$1,926
Supply and install vanity, top and medicine cabinet as per plans	\$589
Supply and install 1x4 pre primed pine casings on interior and exterior of door	\$241

## Master Bathroom (cont'd)

**\$54,220**

Fill All nail holes and caulk all moldings. Apply one coat of prime and two coats of Benjamin Moore Bath and Spa paint on ceiling	\$1,284
Supply and install accessories as per plans	\$321
Supply and install plumbing and electrical finishes as per plans	\$0
Supply and install washer/dryer and vent hose. Vent hose to be connected to exiting	\$722
<b>Allowances:</b>	<b>\$14,700</b>
Toilet	\$300
Vanity and top	\$2,500
Plumbing fixtures	\$2,000
Medicine cabinet or Mirror	\$1,500
Tile	\$3,000
Accessories	\$400
Wall Sconces	\$300
Sinks	\$400
Washer /Dryer	\$4,000
Door	\$300

## Hall Bathroom

**\$33,913**

Demolition and removal of existing hall bathroom down to framing or concrete surface	\$3,103
Supply and install framing to accommodate recessed medicine cabinet	
Supply and install rough plumbing as per plans. All supply lines and waste lines are to be replaced back to risers. Supply and install new ball valves on supply lines	\$8,025
Supply and install rough electrical as per plans. Electrical fixtures are to be direct replacement . Does not inc wiring back to panel . Includes NuTone 80cfm bath fan to be connected to existing vent hose. All outlets and switches are to be Decora Finishes	\$2,354
Supply and install R-13 or R19 insulation on exterior wall and ceiling where applicable applicable	\$401
Supply and install 1/2" cementuous wall board on wet walls and 1/2" moisture resistant sheetrock on walls and ceiling Apply a level 5 plaster finish to walls and ceiling. Sand and polish	\$2,675
Rough opening to be framed to fit 8' door. Current size is 7', Supply and install bathroom door and casing	\$910
Supply and install mud floor and Latictete waterproof membrane over mud floor and on wet walls	\$1,284
Supply and install 45 sq ft natural stone floor tile on a square or running bond pattern complete with grout. Custom patterns are to be an additional cost.	\$963
Supply and install 177 sq ft stone tiles on wall from floor to ceiling as per plans	\$0
Supply and install grout throughout	\$2,782
All grout and tiles are to be sealed with a premium brand sealer	n/a
Supply and install glass shower curtain as per selections	\$241
Supply and install vanity with integral top and medicine cabinet as per plans. Medicine cabinet to be reused	\$305
Supply and install decorative metal over existing steam pipe. To be framed with poplar and painted to match tile. Edges are to be eased	\$348
Apply one coat of prime and two coats of Benjamin Moore Bath and Spa paint on ceiling	\$412
Supply and install accessories as per plans	\$562
Supply and install plumbing and electrical finishes as per plans	\$321
	n/a

## Hall Bathroom (cont'd) \$33,913

Allowances:	\$9,228
Tub	\$845
Toilet (existing to be replaced)	
Vanity and integral top	\$1,000
Plumbing fixtures, electrical fixtures and accessories	\$4,413
Medicine cabinet (existing to be replaced)	\$670
Door	\$300
Tile	\$2,000

## Soffits, Crown Molding & cove lighting \$6,254

Supply and install 2x4 framing to create a foe header between kitchen and living room. Cover in 1/2" drywall and complete with 3 coats of tape and spackle	\$562
Supply and install crown molding and cap as per plans and specifications in living room and master bedroom as per plans. 1x2 blocking to be applied behind crown to create nailing surface	\$3,638
Supply and install (1) line voltage ,(1) low volt 5 wire in great room and master bedroom to accommodate multicolor LED cove lighting with transformer and switches. Transformer location to be located in soffits with access panel unless otherwise noted	\$2,054
All miters and splices are to be glued and nailed	
Allowances:	\$0

## Electrical \$10,539

Supply and install electrical as per plans and as per code	\$6,741
Speakers are to be wired by contractor and are to be installed by other	\$0
Supply and install selected recessed lighting as per plans	\$0
Replace all outlets and switches throughout. Living room and hallway and hallways to be on dimmers	\$0
Install fans in bedrooms as per plans. All fans to be have fan control. No fan controls will be installed if remote controls are to be provided by manufacturer unless fans provided are able to accept fan control function and remote use.	\$0
All outlets and switches are to be Decora	\$0
Supply and install (1) quad outlet inside of fireplace built-in	\$0
Supply and install (1) cable line and duplex outlet above fireplace in TV location	\$0
Supply and install (1) cable line and duplex outlet in master bedroom at TV location	\$0
Supply and install cable television outlet in first and second bedroom	\$353
Supply and install (1) hdmi cable above fireplace.. Opposite end of HDMI cable to be located on top of shelf of cabinet on right side of the fireplace	\$198
Supply and install (1) HDMI cable at master bedroom TV location. Opposite and to be inside of cabinet below	\$198
Allowances:	\$3,049
Fans	\$500
master bedroom bed lights	\$300
Ceiling fixtures	\$1,200
Recessed lighting	\$1,049

## Drywall & Plaster

**\$8,239**

Repair all drywall from electrical, framing and misc. modifications	\$8,239
Apply plaster finish on all walls and ceilings throughout to deliver a level 5 finish. Does not include two small bedrooms	\$0
Allowances:	\$0

## Fireplace Millwork

**\$4,534**

Supply and install all materials to fabricate millwork as per plans	\$3,959
Supply and install heat deflecting blanket inside of radiator cabinet	
Supply and install decorative steel on cabinet door as per plans. Metal to be selections will be presented and selected before installation	
Supply & install soft close hinges and hardware. Hardware to be presented & selected before installation	
Supply and install interior shelves as per plans	
Apply 1 coat of primer & 2 coats of Benjamin Moore Paint. Color and finish to match all interior moldings. Paint is to be a pearl finish	
All doors are to be recessed and flush to cabinet box	
All Boxes are to be constructed from Ranger Board high density board to provide a smooth finish	
Supply and stone tile over fireplace façade complete with grout and sealer	\$375
Allowances:	\$200
Hardware	\$200

## Master Bedroom Built-In

**\$7,155**

Supply and install master bedroom built in as per plans. Cabinetry construction is to be built out of poplar species and mdf beaded panels. Will not include back panel, any interior closet specifications or smaller doors on the top as per preliminary drawings. Closet interior is to be left empty.	\$6,955
Apply one coat of primer and two coats of Benjamin Moore Paint. Color and finish to match all interior moldings. Paint is to be applied to all interior and exterior surfaces except for drawers	\$0
Paint is to be a pearl finish	\$0
All door hinges are to be soft close	\$0
Supply and install prefabricated closet system. Layout to be supplied by architect.	n/a
Supply and install heat deflection blanket in interior of radiator unit	\$0
Supply and install steel metal louver on the top of radiator cabinet	n/a
Build solid wood soffit over the top to accommodate crown molding	\$0
Allowances:	\$200
Hardware	\$200
Closet system (prefabricated interior shelves, poles and possible drawers)	n/a

## Interior Doors and Casing

**\$8,176**

Demolition and removal of all (3)interior swing doors and (2) bifold doors as per plans (includes wall for master bedroom closet. Demolition to include removal of existing door framing to accommodate new rough opening to accommodate 8' tall doors. Width to remain the same. If rough opening to be reframed are on load bearing walls an increase in cost will occur after field inspection	\$2,354
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## Interior Doors and Casing (cont'd)

**\$8,176**

Supply and install rough framing and install interior doors as per plans	\$1,926
Supply and install door casings as per final plans and specifications	\$1,284
Supply and install door knobs, hinges and stops as per final plans and specification	\$535
Supply and install new mortis lock set on front entry door	\$177
Allowances:	\$1,900
(3) doors \$300.00 each	\$900
Bifold doors (2)	\$500
Hardware \$100.00 each	\$300
Front door hardware	\$200

## Interior Base Molding & decorative Trim

**\$6,195**

Supply and install base moldings where applicable. All existing base moldings are to remain however will be repaired or replaced if needed. Contractor will attempt to source the current profile of the base molding however a perfect match is not a guarantee however should be possible.	\$508
Supply and install Chair rail and picture frame shadow boxes in hallway as per plans and specifications	\$2,996
All miters and splices are to be glued and nailed	\$0
All miters and splices are to be glued and nailed	\$0
Supply and install baseboard heat cover in great room. All edges are to be eased unless otherwise specified	\$722
Supply and install new 3/4" poplar window sills . All edges are to be eased.	\$535
Supply and install crown molding in hallway	\$990
Supply and install pensil moldings in first and second bedroom. Pensil molding is to be installed 4" below existing crown molding	\$444
Allowances:	\$0

## Wood Flooring

**\$3,317**

Remove wood flooring in small bedroom where fireplace once existed and install new wood flooring in that area. Only.	\$3,317
Sand wood flooring throughout and apply seal, stain and 3 coats of BONA water -based poly throughout.	\$0
Allowances:	\$0

## Painting

**\$8,561**

All Painting	\$7,785
Fill all nail holes and sand smooth	\$0
Caulk all moldings to walls	\$0
Apply one coat of Benjamin Moore Primer and two coats of Benjamin Moore Paint throughout	\$0
Each room is to have one color on walls, ceilings and closets are to be painted ceiling white	\$0
All doors and moldings are to be painted with 2 coats of Benjamin Moore Paint in a pearl finish	\$0
Any Accent walls are to be an additional charge	\$0
Restore apartment entry door. Will include stripping all paint down to original surface. Apply body filler over any indentations, Sand, prime and paint.	\$776
Allowances:	\$0

## Window Replacement \$2,471

Supply and install (2) metal replacement windows in second bedroom	\$1,471
Allowances:	\$1,000
Windows	\$1,000

## Final Cleanup \$400

Dust all surfaces throughout.	\$100
Clean all glass.	\$100
Clean all tile, stone and counter tops.	\$100
Clean finished floors.	\$100
Allowances:	\$0

## General Requirements \$36,674

<b>General Liability Insurance</b> - A mandatory insurance coverage that your general Contractor must carry to protect their business and your project from a variety of claims including bodily injury, property damage, personal injury and others that can arise from their business operations while renovating your home. <b>Why is it necessary?</b> If your home gets damaged, or a family member hurt, by an accident during your project, you want the company you hired to be able to meet the cost, otherwise they can be shut down or go into bankruptcy. Full coverage is a mandatory requirement when renovating any co-op in New York City.	\$6,159
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<b>Workers Compensation Insurance</b> - A mandatory insurance coverage that your general contractor must carry that provides wage replacement and medical benefits to employees injured in the course of employment while renovating your home. <b>Why is it necessary?</b> If a worker has an accident on your project, the monetary exposure to a lawsuit can be devastating, not to mention stop-work orders and fines. Having a general contractor with workers compensation coverage protects you from this potential nightmare.	\$3,867
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<b>Project Management and daily Site Supervision</b> - A carefully considered mix of full-time job caption and part-time principal and each allocation to the project is calculated as "days per week committed to project (days) * gross daily salary (\$) * 4.33 (weeks per month) * duration of project (months)". <b>Why is it necessary?</b> Without adequate and focused site supervision and owner oversight, your project runs the risk of being mismanaged, disorganized, delayed or even failing.	\$22,748
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<b>Site Protections and Maintenance</b> - The handling of all curb-side deliveries, bringing in / up and safe protection of all materials, protection of the property itself including the installation of dust barriers and laying of floor protections and the coordination of all waste and garbage removal.	\$3,900
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## Contractor Overhead & Profit

**\$28,597**

**Contractor overhead** - The cost incurred to a professional general contractor's business in the service of your home renovation project. Justifiable overhead costs include the procurement of all materials, coordination of all deliveries, preparation of board package including the insurance certificates of all sub contractors, travel, transport and vehicle costs; the salaries and benefits of employees and personnel -- such as bookkeepers and administrative employees; the business's physical office and its expenses for rent, utilities, supplies, phone and Internet lines. Also can include miscellaneous ongoing expenses, such as marketing, advertising, legal fees, tools and equipment. **Why is it necessary?** General Contractors are either on site or on the road, and their back-office and business infrastructure plays an essential role in ensuring your project is administered correctly and moves along at the correct pace.

**\$11,439**

**Contractor profit** – The financial gain the general contractor earns on your project to help sustain and grow a competitive yet healthy business. **Why is it necessary?** A sensible amount of profit helps justify your contractor's attention to your project and keeps them financially motivated to deliver results. Also, unlike a product company (e.g. Apple or The Home Depot), whose manufacturing risk you have been fully absolved of upon the purchase of their products, if your general contractor is under-capitalized and goes bankrupt during your project, you will almost certainly end up feeling the full force of the event in the form of delays, stress and mechanics liens being placed against your property and being forced to pay twice for the same work.

**\$17,158**